

BRINSONS

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Eastgate, Market Street, Caerphilly, CF83 1NX **Address**



Graigwen Parc

, Graigwen, Pontypridd, CF37 2EQ

Rental £825 pcm
4 bedroom House available Now

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Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

- * Unfurnished
- * Popular Residential Location
- * Gardens to Front & Rear

Situation

A well presented four bedroomed detached property situated in the popular location of Graigwen. The accommodation briefly comprises: Entrance Hall, W.C, Lounge, Conservatory, Kitchen, four good sized bedrooms with wardrobes to all but one, Bathroom with shower over bath, driveway parking leading to a single garage with power & plumbing, large private gardens to the rear, gas fired central heating & double glazed windows, available unfurnished, £895pcm.

Accommodation

1. Entrance (Ground Floor)

Laminate wood floor as fitted, UPVC double glazed window, blind as fitted, skimmed walls & ceilings.

2. W.C (Ground Floor)

Fully tiled w.c with wash hand basin & toilet

3. Lounge (Ground Floor)

Spacious living room, laminate wood floor as fitted, skimmed walls, UPVC double glazed windows offering plenty of natural light, blinds as fitted, electric fire, 2 radiators

4. Conservatory (Ground Floor)

Tiled flooring as fitted, papered & painted walls, UPVC double glazed windows, blinds as fitted

- * Double glazed windows
- * Gas Fired Central Heating
- * EPC Rating D

5. Kitchen (Ground Floor)

Tiled flooring as fitted, tiled & skimmed walls, a range of white wall & base units, marble effect worktops, electric cooker & hob, fridge freezer, plumbing for washing machine, UPV...

7. Bedroom 1 (First Floor)

Laminate wood floor as fitted, skimmed walls, artex to ceiling, UPVC double glazed window, wardrobe, radiator

8. Bedroom 2 (First Floor)

Laminate wood floor as fitted, skimmed walls, artex to ceiling, UPVC double glazed window, curtains as fitted, wardrobe, radiator.

9. Bedroom 3 (First Floor)

Laminate wood floor as fitted, skimmed walls, artex to ceiling, UPVC double glazed window, curtains as fitted, wardrobe, radiator.

9a. Bedroom 4 (First Floor)

Laminate wood floor as fitted, skimmed walls, artex to ceiling, UPVC double glazed window, curtains as fitted, dark wood office furniture, radiator

9b. Bathroom (First Floor)

Fully tiled bathroom, white suite with shower over bath, UPVC double glazed window, curtains as fitted

6. Stairs & Landing

Carpet as fitted, skimmed walls, cupboard housing a Gas fired central heating boiler, loft hatch

9c. Gardens

Further Information

The deposit required is £925

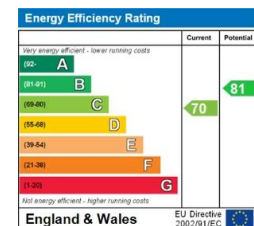
The landlord has requested to include The fridge freezer has been left in the property with the understanding that the landlords will not be responsible for the maintenance or replacement., During the summer months the landlords would require access for the maintaining of the gardens, The property is a single private dwelling and should not be used as a business address.

The landlord is willing to rent this home to Employed, Self Employed, Own Means

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Creation Date: 29/03/2024

Property Ref: inst-3604

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Brinsons Residential Lettings & Management, 2024. Brinsons Residential Lettings & Management Registered in England and Wales No. 06030712